

34-37 # 938

43-52 # 1277

JOHN C. DOHERTY

of Waterville, County of Kennebec and State of Maine,  
~~(XXXXXXX)~~, for consideration paid, release to ANN MARIE DOHERTY

of Waterville, County of Kennebec and State of Maine,  
 the land in Waterville, County of Kennebec and State of Maine:

NO TRANSFER  
TAX PAID

007512

**FIRST PARCEL:** A certain lot or parcel of land situate in said Waterville, and being Lot No. Seventeen (17) on Plan of Rosemar Park as amended, made for L.N. Violette Co., Inc. April, 1951, and recorded in Kennebec County Registry of Deeds to which Plan reference is hereby made for a more particular description, and being a part of the same premises conveyed to the late Louis N. Violette by Lois E. Mann, et al, by deed of December 11, 1948, recorded in said Registry in Book 865, Page 131.

This conveyance is made upon the express conditions and subject to the following restrictions:

1. That no building, or any part of a building, including porches, shall ever be erected, or allowed to stand upon said lot within twenty-five (25) feet of Violette Avenue, or within five (5) feet of either the east or the west boundary line;
2. That no residences for more than two (2) families will be built thereon;
3. That no trade or business will be carried on thereon;
4. That the lot will not be used for the storage of any new or second-hand goods, automobiles, machines, junk or salvage material of any kind;
5. That no separate garage will be built thereon larger than twenty (20) feet by twenty (20) feet, two car, and that the front of said garage shall not be nearer to Violette Avenue than thirty-five (35) feet;
6. That no dwelling house costing less than Six Thousand (\$6,000.00) Dollars shall be built thereon;

CONTINUED ON PAGE 2

~~John C. Doherty and Ann Marie Doherty all rights by deed and all other rights~~

~~Witness of said grantor,~~

Witness my hand and seal this 8th day of April, 1993

*John C. Doherty*  
 John C. Doherty

The State of Maine

Kennebec,

ss.

April 8, 1993

Then personally appeared the above named John C. Doherty

and acknowledged the foregoing instrument to be his free act and deed,

SEAL

Before me, *Thelma E. Gagne*

~~Justice of the Peace~~ ~~Attorney at Law~~ Notary Public

Printed name:

THELMA E. GAGNE

NOTARY PUBLIC MAINE

1205 S QUITCLAIM DEED WITHOUT COVENANT OR RELEASE DEED

MAINE COMMENCEMENT NOVEMBER 2, 1997

Meaning and intending to convey my right, title and interest in and to the same premises conveyed to John C. Doherty and Ann Marie Doherty by Richard D. Roy, by warranty deed dated October 30, 1964, and recorded in the Kennebec County Registry of Deeds in Book 1359, Page 439.

**SECOND PARCEL:** A certain lot or parcel of land situated in Waterville in the County of Kennebec and State of Maine, and bounded and described as follows, to wit:

Northerly about fifty (50) feet by Paris Street; easterly about ninety (90) feet by land nor or formerly of one Mary Cole; southerly by land of the Roderick place; and westerly about ninety (90) feet by Pine Street.

Meaning and intending to convey my right, title and interest in and to the premises conveyed to John C. Doherty and Ann Marie Doherty by deed of the Administrator of Veterans Affairs, dated November 24, 1987, and recorded in the Kennebec County Registry of Deeds in Book 3273, Page 266.

**THIRD PARCEL:** A certain lot or parcel of land with the buildings and improvements thereon, situated in Oakland, County of Kennebec and State of Maine, more particularly described as follows:

All right, title and interest in and to Unit No. 4 of the building known as Birch Crest Condominium, which unit is more fully described in Sections 2 through 4 of the Declaration of Birch Crest Condominium dated June 23, 1978, and recorded in the Kennebec County Registry of Deeds in Book 2119, Page 140, and also as described in a certain Plan of Birch Crest Condominium dated May, 1978 and recorded in the Kennebec County Registry of Deeds, File No. E78084 to each of which reference may be had for a more particular description; together with a one-eighth (1/8) equal and undivided portion of the common areas and/or common property as defined in Section 4 of said Declaration and also a one-eighth (1/8) equal and undivided fee in a certain parcel of land situated on the shore of East Pond in the City of Oakland, County of Kennebec and State of Maine, as fully described in Exhibit A of said Declaration to which reference may be had for a more particular description.

Birch Crest Condominium and the Unit conveyed herein are governed by the above-referenced Declaration of Condominium and also the By-Laws of Birch Crest Condominium Unit Owners Association, a Maine nonstock corporation, which By-Laws are set forth within said Declaration.

Meaning and intending to convey my right, title and interest in and to the premises conveyed to John C. Doherty and Ann Marie Doherty by warranty deed or Lorna Smith, dated January 13, 1981, and recorded in the Kennebec County Registry of Deeds in Book 2353, Page 265.

RECEIVED KENNEBEC SS.

1993 APR 12 AM 9:00

ATTEST: *Theresa Carl Munn*

REGISTER OF DEEDS  
KENNEBEC COUNTY, MAINE